

LOT 48
IN OR 2021/334
OCEAN BREEZE AT AMELIA PB 8/91

MILLER DOUGLAS A & DENA M
96124 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0741-0048-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	12	HARDWOOD 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 02		
NEIGHBORHOOD/LOC	2122.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,499	100	2,499	408,077
FGR	448	55	246	40,171
FOP	41	30	12	1,959
FOP	205	30	62	10,124
TOTALS	3,193		2,819	460,332

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,819	113.4000	170.10	479,512	2015	2015	0	0	0	4.00	96.00

1 SFR CUST - 100% - 2016

Heated Area: 2499

HX Base Yr 2016

The floor plan diagram illustrates the layout of a single-family residence (SFR) with a heated area of 2499 square feet. The plan is divided into three main functional areas, each labeled in blue text: BAS 2015 (Bathroom Area), FOP 2015 (Front Office/Entry), and FGR 2015 (Front Garden/Rear). The diagram includes various dimensions for the walls and openings, such as 16, 4.2, 23, 10, 20, 57, 15, 10, 3, 7, 6, 5, 8, 20, 21, 3, 3, 9, 20, 45, 8, 5, and 16. The layout shows a central living area (BAS 2015) with a fireplace, a front entry (FOP 2015) with a door, and a rear garden area (FGR 2015) with a door and a small patio. The overall shape is irregular, with a large central rectangle and several smaller rectangular extensions.

BLD DATE	LGL DATE
XF DATE	LAND DATE